DOCUMENT NO. 6

Deed to Cerel-Druker from Redevelopment Auth.
Conveying Parcels 1, 2, 4 & a portion of Castle Street

ADOPTED AT MEETING OF DEC. 23, 1957

BOSTON REDEVELOPMENT AUTHORITY, a body politic and corporate, duly organized and existing pursuant to Chapter 121 of the General Laws of Massachusetts, with an usual and principal place of business in Boston, Suffolk County, Commonwealth of Massachusetts, in consideration of the payment of One Hundred Fifty-Two Thousand One Hundred Five and 06/100 dollars ($152,105.06) grants to CEREL-DRUKER REDEVELOPMENT CORPORATION, a duly organized and existing Massachusetts corporation with its usual and principal place of business in said Boston, with quitclaim covenants the following described land:

The following four parcels of land situated on or near Dover Street, Harrison Avenue, Castle Street and Washington Street in said Boston shown on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263 Page 345.

The FIRST parcel, being shown as Parcel No. 1 on said plan, is bounded and described as follows:

NORTHWESTERLY	by Washington Street, two hundred twenty-two and 43/100 feet;
NORTHERLY	by the curved intersection of Washington Street and Troy Street, thirty-two and 44/100 feet;
NORTHEASTERLY	by Troy Street, three hundred and 89/100 feet;
EASTERLY	by the curved intersection of Troy Street and Harrison Avenue, twenty-seven and 67/100 feet;
SOUTHEASTERLY	by Harrison Avenue, two hundred eighty-two and 83/100 feet;
SOUTHERLY	by the curved intersection of Harrison Avenue and Dover Street, thirty-two and 84/100 feet;
SOUTHWESTERLY	by Dover Street, one hundred thirty and 27/100 feet;

NORTHWESTERLY by an unnumbered parcel, one hundred twelve and 53/100 feet; and

SOUTHWESTERLY by said unnumbered parcel in two courses, one hundred thirteen and 25/100 feet and one hundred fourteen and 64/100 feet.

Said parcel contains, according to said plan, 95,497.88 square feet. There is hereby conveyed all of the grantor's interest in and to the fee and soil of those portions of said Washington Street, Troy Street, Harrison Avenue and Dover Street adjoining said parcel No. 1 to the center lines of said streets and avenue.

The SECOND parcel, being shown as Parcel No. 2 on said plan, is bounded and described as follows:

NORTHWESTERLY by Washington Street, two hundred twenty-one and 34/100 feet;

NORTHERLY by the curved intersection of Washington Street and Asylum Street, twenty-nine and 10/100 feet;

NORTHEASTERLY by Asylum Street, two hundred fifty-three and 42/100 feet;

EASTERLY by the curved intersection of Asylum Street and Harrison Avenue, thirty-one and 01/100 feet;

SOUTHEASTERLY by Harrison Avenue, two hundred sixty-seven and 80/100 feet;

SOUTHERLY by the curved intersection of Harrison Avenue and Troy Street, thirty-five and 16/100 feet; and

SOUTHWESTERLY by Troy Street, two hundred eighty-eight and 45/100 feet.

Said parcel contains, according to said plan, 87,683.36 square feet. There is hereby conveyed all of the grantor's interest in and to the fee and soil of those portions of said Washington Street, Asylum Street, Harrison Avenue and Troy Street adjoining said parcel No. 2 to the center lines of said streets and avenue.

The THIRD parcel, being shown as Parcel No. 4 on said plan, is bounded and described as follows:

NORTHWESTERLY by Washington Street, one hundred twenty-two and 81/100 feet;

NORTHERLY by the curved intersection of Washington Street and Castle Street, thirty-three and 05/100 feet;

NORTHEASTERLY by Castle Street, two hundred sixty-two and 63/100 feet;
EASTERLY by the curved intersection of Castle Street and Harrison Avenue, thirty-one and 88/100 feet;
SOUTHEASTERLY by Harrison Avenue, one hundred thirty-two and 05/100 feet; and
SOUTHWESTERLY by Parcel No. 3 as shown on said plan, two hundred eighty-nine and 58/100 feet.

Said parcel contains, according to said plan, 43,341.24 square feet.

There is hereby conveyed all of the grantor's interest in and to the fee and soil of those portions of Washington Street and Harrison Avenue adjoining said Parcel No. 4 to the center lines of said street and avenue.

The FOURTH parcel, being shown as a part of Castle Street on said plan, is bounded and described as follows:

NORTHWESTERLY by Washington Street in two courses, fifty-two and 58/100 feet and twelve and 58/100 feet;
NORTHEASTERLY by the northerly side line of said Castle Street, three hundred fourteen and 08/100 feet;
SOUTHEASTERLY by Harrison Avenue, fifty-seven and 50/100 feet; and
SOUTHWESTERLY by said parcel No. 4, three hundred four and 81/100 feet.

This parcel is conveyed subject to such public rights as exist in and over the same as a public highway.

Or however otherwise said parcels, or any of them, may be bounded or described and be all or any of said measurements or contents more or less, being portions of the premises acquired by the grantor by two orders of taking, one dated July 27, 1955 and recorded with Suffolk Deeds, Book 7079, Page 504 and filed in said Registry District as Document No. 218301 and the other dated June 12, 1957 and recorded with said Deeds, Book 7241, Page 141.

Portions of the above described premises are registered land and are the premises described in the following certificates of title in the Suffolk Registry District: No. 63135. + NO. 61544

The grantor, its successors and assigns covenants to devote the property herein conveyed to the use as specified in Section 26LL of Chapter 121 of the Massachusetts General Laws and in the land assembly and redevelopment plan prepared by the Boston Housing Authority recorded at the Suffolk Registry of Deeds, Book 7244, Page 18 in accordance with the controls, restrictions and standards of development outlined in said plan. This covenant shall run with the land and shall be effective for a period of forty (40) years.

The grantee, its successors and assigns and lessees shall not effect or execute any covenant, agreement, lease, conveyance or other instrument whereby the property herein conveyed or any part thereof is restricted upon the basis of race, creed, or color in the sale, lease or occupancy thereof. This covenant shall run with the land.

The within conveyance is made subject to the terms and conditions contained in an agreement dated May 15, 1957, between the Cerel-Druker Redevelopment Corporation and the Boston Housing Authority which shall survive the delivery of this deed and which the grantee hereby assumes; provided, however, that the recording in the Suffolk Registry of Deeds of a certificate of completion or satisfaction executed by the Boston Redevelopment Authority, its successors or assigns, shall be a conclusive determination of satisfactory completion by Cerel-Druker Redevelopment Corporation of all undertakings by it under said agreement as to the portion of the land herein conveyed described in such certificate; thereafter the Cerel-Druker Redevelopment Corporation, its successors and assigns, shall be relieved of all further obligations, restrictions, terms, and conditions contained in said agreement as to the portion of the land described in such certificate, excepting only such

restrictions and covenants set forth in the within deed and described as intended to run with the land.

The grantor has received a payment in lieu of taxes from the grantee allocable to the days ensuing in said year after the date of the within deed in full compliance with the provisions of Chapter 44, Section 63 (a) of the General Laws of the Commonwealth of Massachusetts and pursuant to Chapter 121 Section 26R of said General Laws.

Witness the execution hereof under seal this 26th day of December, 1957.

BOSTON REDEVELOPMENT AUTHORITY

By_____

CEREL-DRUKER REDEVELOPMENT CORPORATION

By_____

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS 195

Then personally appeared the above named

and acknowledged the foregoing instrument to be the free act and deed of the Boston Redevelopment Authority, before me,

_____

Notary Public

My commission expires:

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS 195

Then personally appeared the above named

and acknowledged the foregoing instrument to be the free act and deed of Cerel-Druker Redevelopment Corporation, before me,

_____

Notary Public

My commission expires: